

RECEIVED
ENVIRONMENTAL
PROTECTION

05 APR 28 PM 2:42

April 27, 2006

Mr. Scott Smale
Brownfields Program
Bureau of Corrective Actions
Division of Environmental Protection
901 S. Stewart St., Suite 4001
Carson City, NV 89701

Re: Brownfields Funding Application
Project Title: 427 Evans Avenue, Reno, NV89501

Dear Scott:

Enclosed please find a Brownfields Funding Application for property located at 427 Evans Avenue, in Reno, Nevada. This site is strategically located near the Reno Events Center, Bowling Stadium, future Ballroom and the RTC's recently completed multi-modal transit center.

The City is acquiring this key parcel to assembly land for a larger, mixed-use retail, commercial, entertainment and/or parking development. It is hoped that a Phase I environmental assessment could be completed within the next 4 to 6 weeks in order to complete our due diligence process and acquire the property by June 30, 2006.

Thank you for your assistance. If you have any questions concerning this application, please contact me at (775) 334-2594.

Sincerely yours,


Boris Sztorch
Economic Development Manager

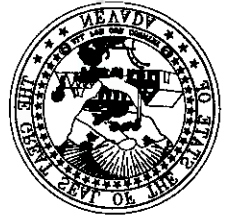
Enclosure
cc: Peter Gillon, Redevelopment Administrator



State of Nevada

Division of Environmental Protection

Brownfields Funding Application



Please complete the following form with the most accurate information available to you. Along with this form you should attach the following information: a map showing the project location, any completed assessment work previously undertaken at the site (for cleanup applications, a copy of the assessment work does not need to be attached if the assessment was conducted under a previous State or Federal brownfields funding award), individual parcel information for multi-parcel projects, and any information about the project which would help the applicant reviewer understand the redevelopment project being proposed.

When completed, mail the application and attached information to
Nevada Division of Environmental Protection, Brownfields Program
901 South Stewart Street, Room 4001
Carson City, NV 89701

For any help in preparing this application or any general Brownfields questions, please feel free to call (775) 687-9368 and ask for the Brownfields Program.

A. Applicant Information

- 1) Project Title: 427 Evans Avenue, Reno, NV 89501
- 2) Are you seeking assistance with assessment or cleanup work for your project?
Assessment: ☒ Cleanup: ☐
- 3) Does your project involve potential petroleum contamination or hazardous substances?
Petroleum Contamination: ☐ Hazardous Substances: ☒
- 4) Agency Applying for Brownfields Funding: City of Reno Redevelopment Agency
- 5) Project Contact Name and Title: Boris Sztorch, Economic Development Manager
- 6) Project Contact's Address: 1 East First St., Suite 700, Reno, NV 89501
- 7) Project Contact's Phone: (775) 334-2594

B. Site Information

(for multi-parcel properties, attach a separate sheet detailing the parcel name, assessor's parcel number, address, acreage, current use, and owner for each individual parcel; indicate for questions 8-15 below that a separate sheet has been attached.)

- 8) Current Site Name: 427 Evans Avenue
- 9) Site Street Address: 427 Evans Avenue, Reno, NV 89501
- 10) Current Zoning: SPD (Special Planning District)
- 11) Site Acreage: .3696
- 12) Assessor's Parcel Number: 007-315-04
- 13) Latitude: (If readily available) _____ Longitude: _____
- 14) Please attach a map showing the location of the subject site. For multiple-parcel sites, make sure that the map clearly shows the boundaries of each separate parcel.

B. Site Information (con't)

15) Please briefly discuss the current ownership of the site, specifically detailing who the current owner of the site is, when they acquired the site, and how the site was acquired (i.e. tax foreclosure, eminent domain, purchase, etc.). If you as the applying agency are not the current owner of the property, discuss how the current owner is involved in the project.

The property owners are Larry G. Woolfe and Linda E. Woolf, currently residing at 5136 Makenna Ct., Las Vegas, NV 89113. They purchased the property on December 12, 1986 for the amount of \$725,000.00. The Agency's offer was accepted by the owners on April 24, 2006.

The Reno Redevelopment Agency is acquiring this parcel as part of a larger scale development which will help to revitalize the section of downtown Reno. It property is strategically located in close proximity to the Reno Events Center (completed in 2004), the National Bowling Stadium, and the proposed Ballroom (scheduled to begin construction in late 2006 and be completed 2007).

16) Using the space provided below, provide a brief description of the current site usage, making particular note of any site uses which may either have caused or contributed to site contamination issues.

The site is a fenced off vacant lot which is currently unused. It site also includes a small one-story concrete building was was formerly a laundrymat.

17) With the information available to you, what were the past property uses which may have caused or contributed to current site contamination issues.

Previously the subject property was a boarding house which contained oil heat and a oil storage area. The oil storage area may have been removed when the boarding house was demolished (date unknown).

18) Please disclose and discuss any environmental regulatory involvement or enforcement actions which have occurred at the site.

None

19) Please attach any documents for any environmental assessments which may have been conducted previously for the site. If you are applying for cleanup funds, and the assessment work was conducted through a previous Federal or State Brownfields grant, you do not need to attach a copy of that assessment.

C. Project Information (The information provided in the following fields will be used by the NDEP Brownfields Program to prioritize project funding and rank competing projects. The Brownfields Program currently makes every effort to fund each eligible project; however, where several projects are competing for limited funding, we will use information regarding the planned redevelopment project, the benefits to the community, and the amount of community involvement to prioritize our funding.)

20) In the space provided below, please provide information regarding the anticipated future re-use of the property, specifically highlighting how this redevelopment project will benefit the affected community (i.e. job creation, park and greenspace creation, improved access to services, etc.)

Plans are to partner with a developer to construct a mixed-use retail, commercial, entertainment and/or parking development. This parcel is critical to the revitalization efforts currently underway in Downtown Reno.

The site is located one block south of the new Regional Transportation Commission's (RTC) multi-modal transit center, a 3.3 acre development. The multi-modal Transit Center is bounded by 4th St. on the north, Evans Avenue to the east, the ReTRAC train trench on the south and Lake Street on the west. This new RTC Center will replace the existing transit facility located one-half block west of the National Bowling Stadium. The site is also located within 100 feet of Louis's Basque Restaurant, a well-known, unique dining destination and cultural attraction.

The 4th Street corridor, located just south of the site, has been designated by the Regional Planning Agency as a Transit Oriented District (TOD). The TOD designation encourages plans that orient buildings to face 4th Street, provide significant pedestrian/transit amenities, and encourage higher densities and a mix of land uses.

21) Describe how this project fits in with community-wide revitalization or master plans previously developed by the community. Feel free to attach to your application any planning documents which can help demonstrate the redevelopment vision and strategic planning being undertaken by the community.

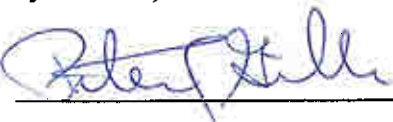
The plan is to acquire and develop this site as a mixed-use retail, commercial, entertainment and/or parking area, consistent with the City of Reno's Entertainment Core Master Plan, as adopted by the City Council in 2001. The Downtown Reno Regional Center Map is attached and identifies the Entertainment District (see attachment).

22) How has the community been involved, or planned to be involved, in the potential cleanup/redevelopment activities at this site?

The site is currently fenced and maintained by the property owners. Maintenance consists of trash and debris clean-up, and mowing during the Spring, Summer and Fall. Once the property is acquired by the Redevelopment Agency, city staff will be responsible for maintenance.

The community will become more involved once this property is incorporated into a larger project. When appropriate, the Agency will work with a developer to sponsor charettes and/or focus group to solicit community involvement.

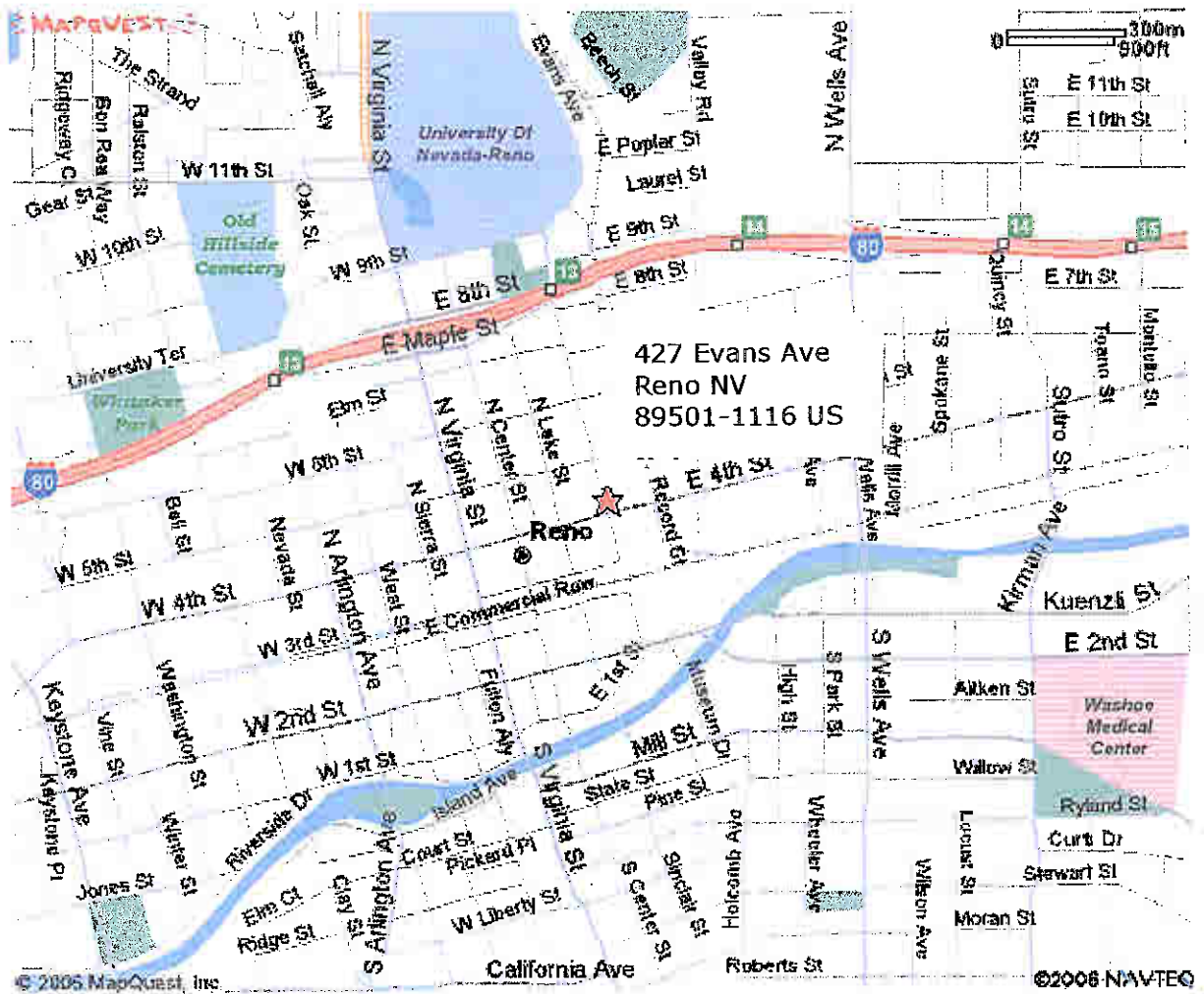
D. Applicant's Signature (A representative of the applying agency should sign the application; it does not need to be the project contact as listed in the first section, but it should be someone with the authority to sign on the agency's behalf.)

Signature:  Date: 4/27/06
Name: Peter Gillon Title: Redevelopment Administrator

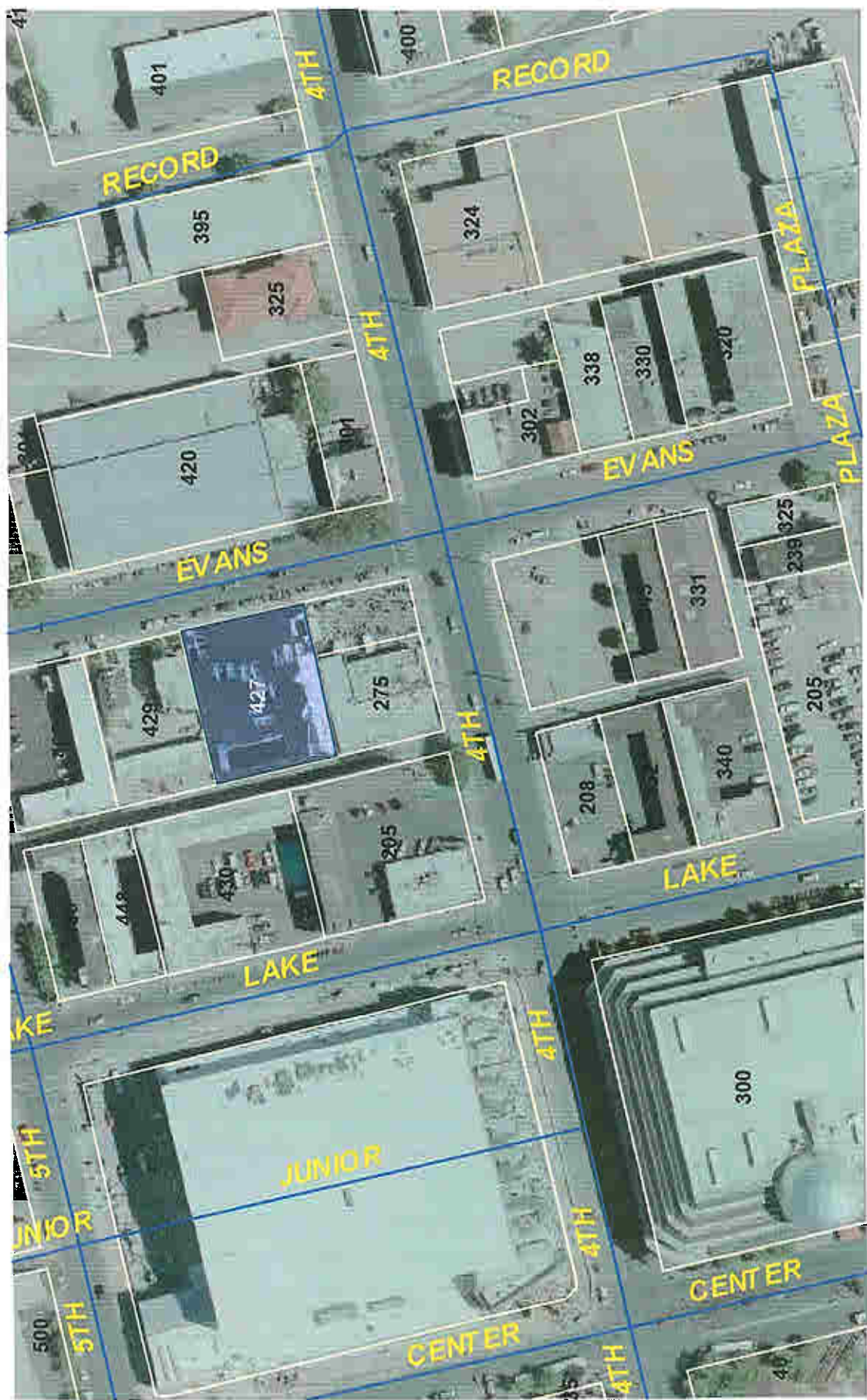
E. List of Attachments (Please provide a list of attachments which are being submitted with the application. This will ensure that all relevant information is reviewed by the NDEP Brownfields Program staff.)

1. Site Area Map
2. Area Map of 427 Evans Avenue
3. Photographs of site looking west, north, northeast, south and southwest

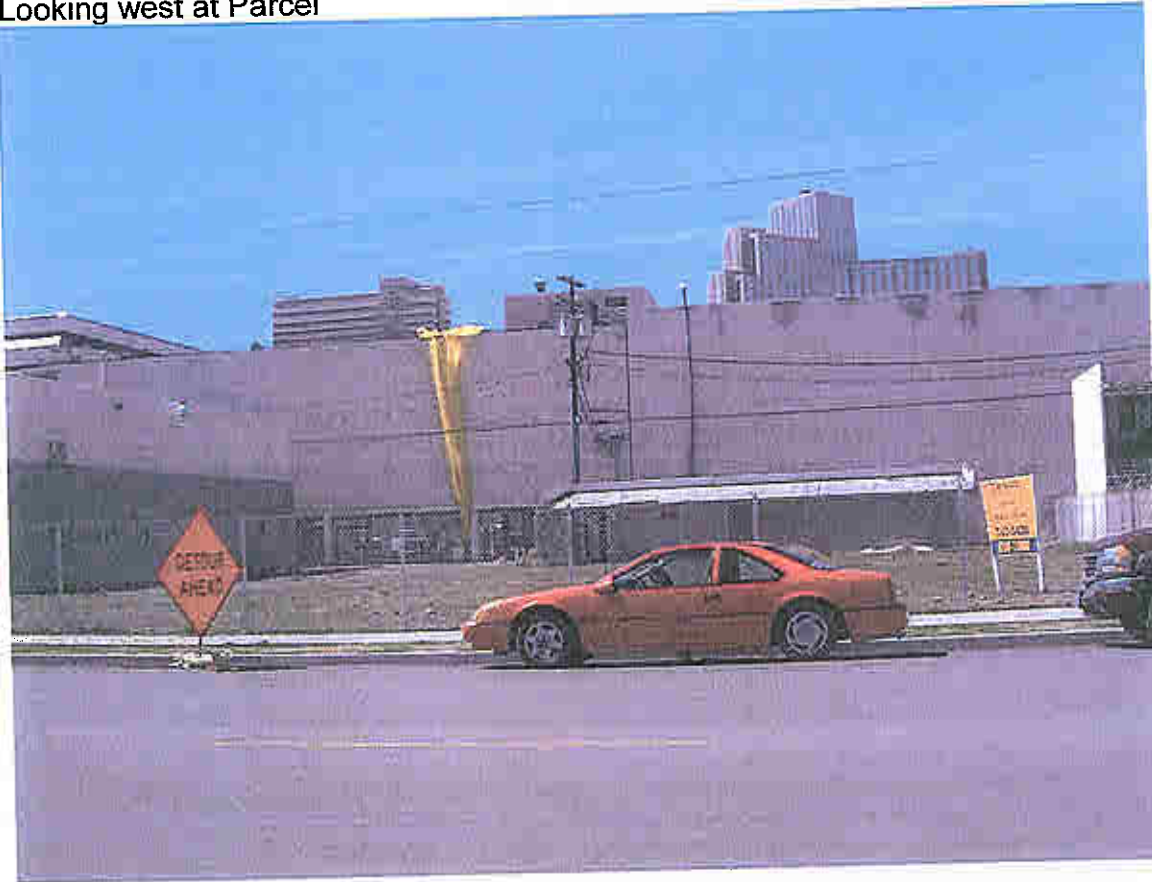
AREA MAP



Area Map of 427 Evans Avenue



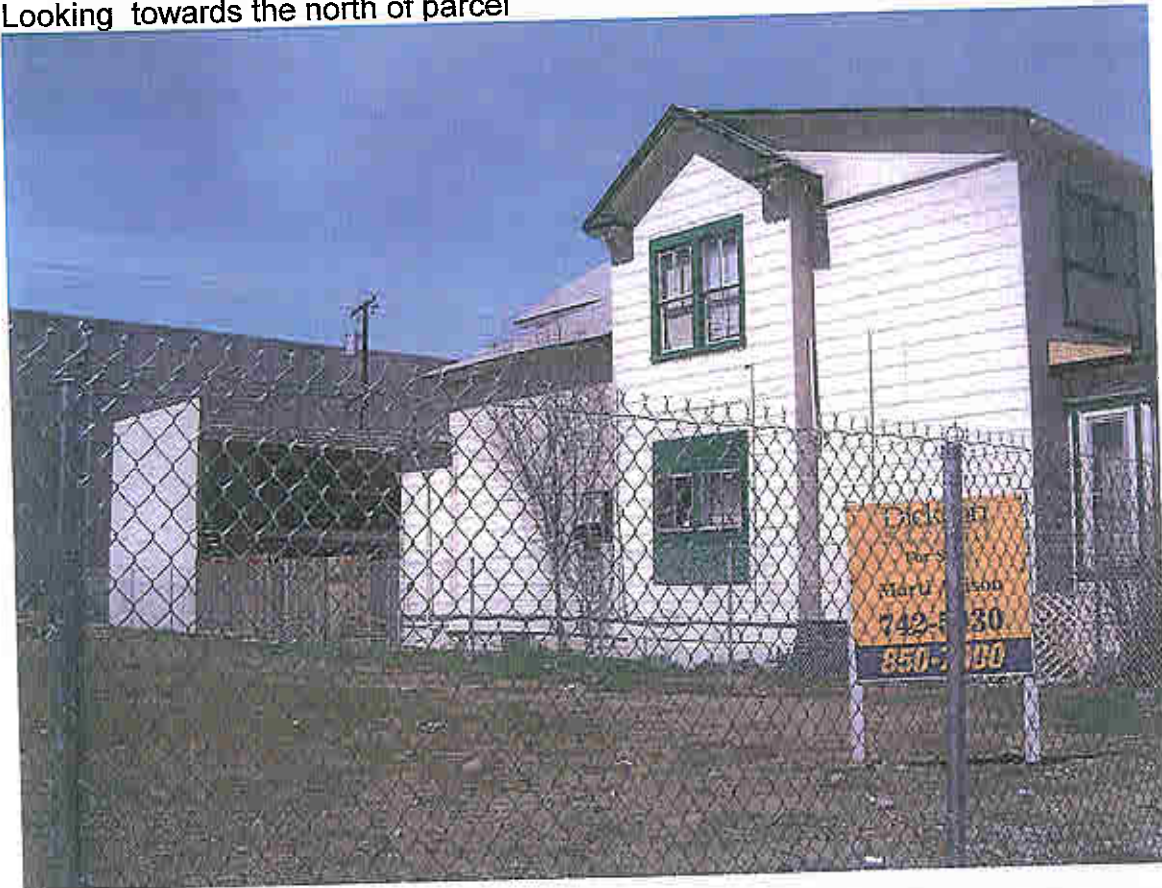
Looking west at Parcel



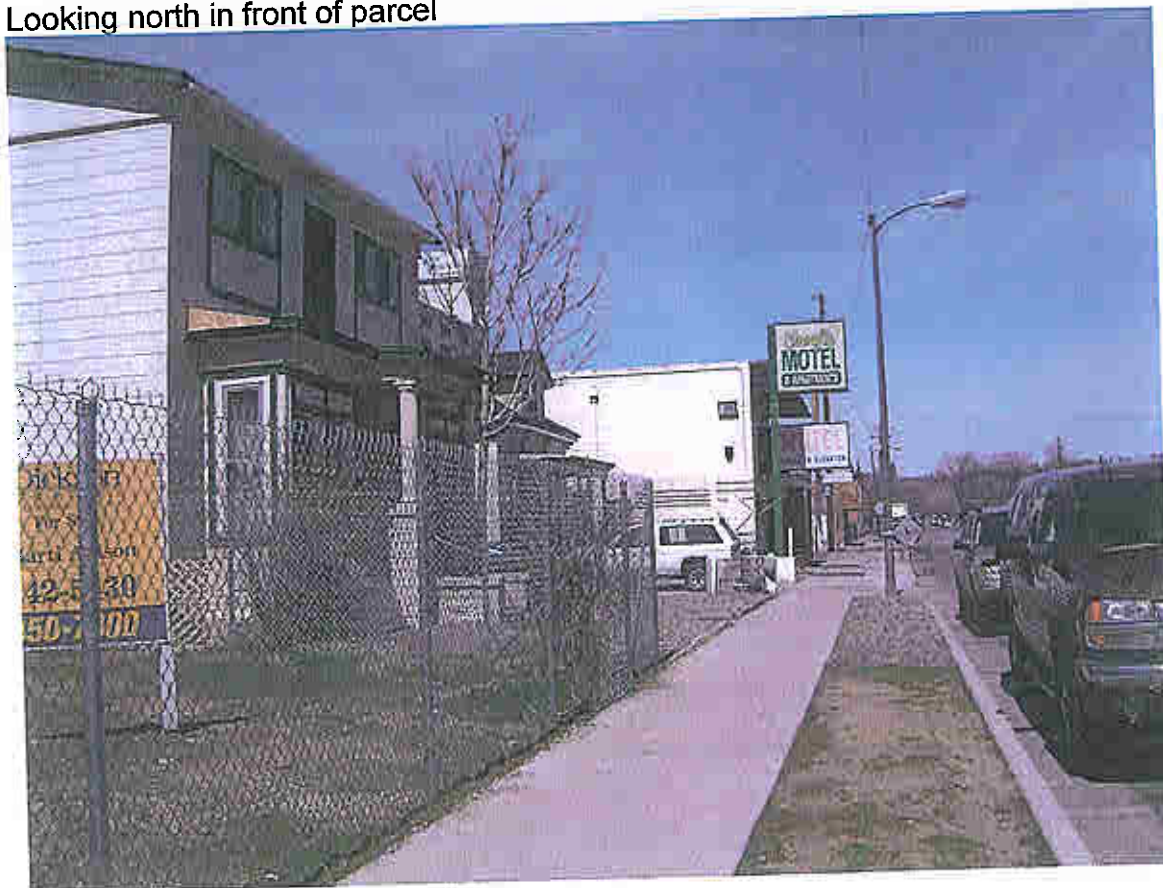
Looking West at Parcel



Looking towards the north of parcel



Looking north in front of parcel



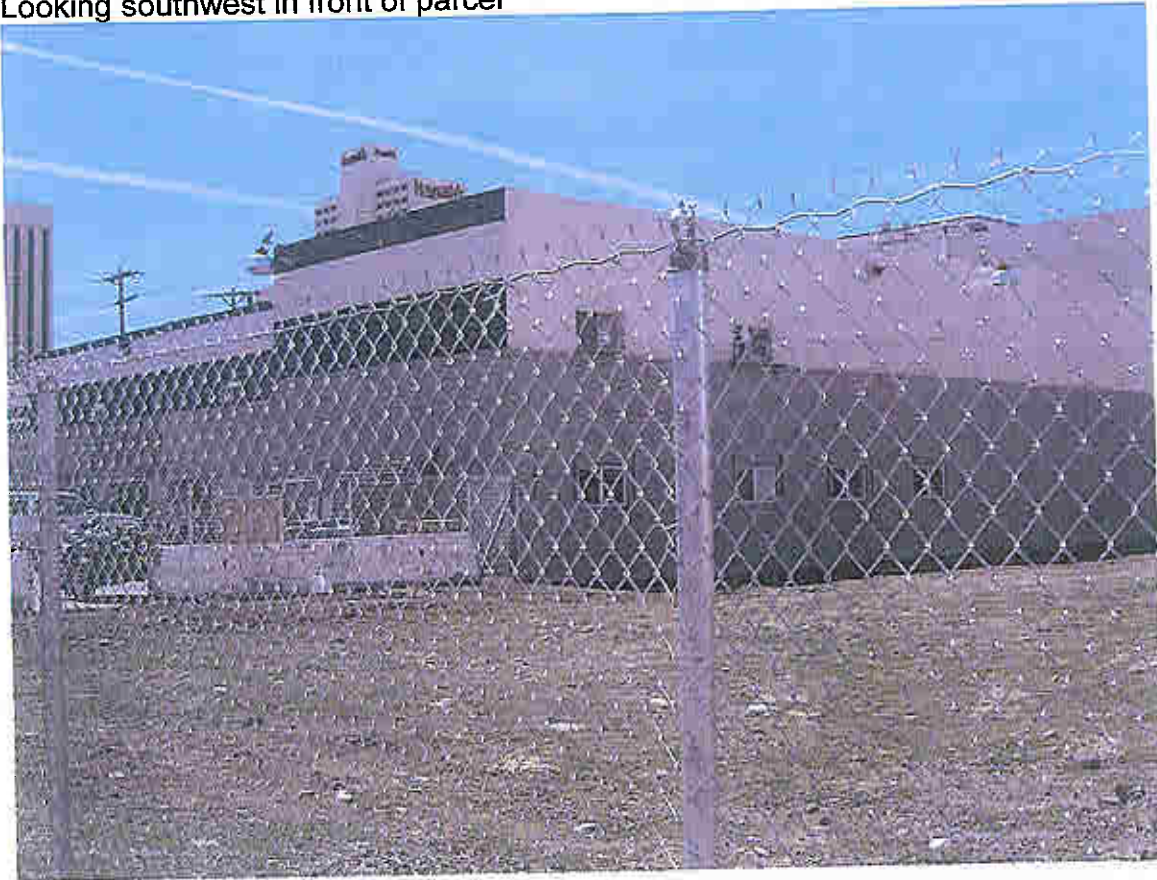
Looking north



Looking south



Looking southwest in front of parcel



Looking north east



Looking south west

